



### 3 bed terraced house to buy in

Rees Gardens, Nottingham,  
Nottinghamshire, NG5 9JJ

**£105,000** Starting Bid

 x3  x1  x1

Tenure

**Freehold**

On Street parking

### Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ Three Bedrooms
- ✓ Private Garden
- ✓ Potential estimated rental income of £950 per month
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

For Sale: Ex-Council House on 3 Rees Gardens, NG5 9HK

Currently tenanted at £450 per calendar month.

Welcome to this fantastic opportunity to own a charming ex-council house located on Rees Gardens, NG5. This spacious and well-maintained property offers three bedrooms, making it an ideal choice for families or individuals seeking a comfortable and affordable home.

Upon entering the property, you are greeted by a welcoming entrance hallway that leads you to the living area and kitchen. The ground floor features a bright and airy living room and the adjacent kitchen provides ample space for meal preparation and includes essential appliances. Additionally, there is room for a fining dining area in the kitchen creating a versatile space for family meals.

Upstairs, you will find two generously sized bedrooms, and a third smaller room, offering plenty of space for a growing family or accommodating guests. The bedrooms are well-proportioned and benefit from an abundance of natural light, as well as warmth from the insulation rendering

The property boasts a manageable outdoor space, including a private garden at the back with potential for parking if gates are added at the rear. This area offers a great opportunity for outdoor activities, gardening, or simply enjoying some fresh air and sunshine. The low-maintenance nature of the garden ensures that it can be easily maintained without requiring excessive time or effort.

One of the notable features of this property is its potential for rental income. With an estimated rent of £950 per month, modernizing the house with a budget of £10,000 to £15,000 would significantly enhance its rental appeal and potentially attract high-quality tenants. This makes it an attractive investment opportunity for buy-to-let investors or individuals seeking a property with income-generating potential.

Location offering convenient access to essential amenities. Local shops, supermarkets, schools, and healthcare facilities are within easy reach, ensuring that daily necessities are just a short distance away. The property is well-connected to public transportation, allowing for easy commuting to Nottingham city centre and surrounding areas.

In summary, this ex-council house on 3 Rees Gardens, presents a wonderful opportunity for buyers looking for a spacious and affordable home or an investment property with rental potential. With a modest investment of £10,000 to £15,000 for modernization, the property has the potential to achieve a monthly rental income of £950.

Don't miss out on this excellent chance to secure a comfortable and conveniently located property in a desirable neighbourhood.

Council Tax Band: A

Tenure: Freehold

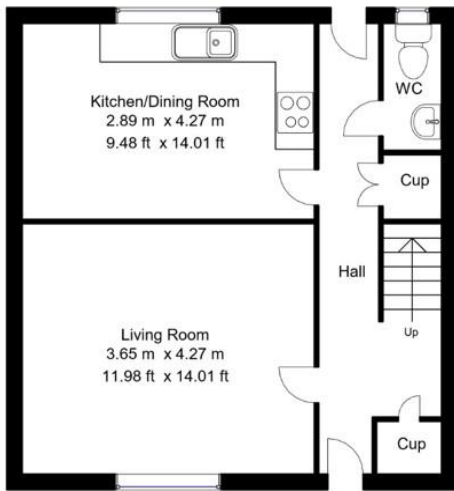
Price: Starting Bid £105,000

Property Type: Terraced House

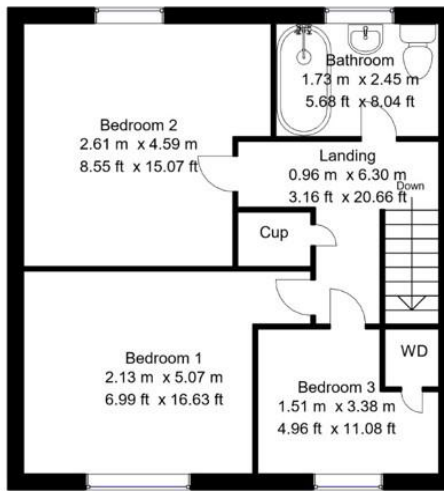
Parking: On Street

Heating: Gas

Ground Floor:  
43Sq.MT/462.51Sq.FT  
Approx.



First Floor:  
43Sq.MT/459.86Sq.FT  
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			88
(69-80) <b>C</b>		77	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Rees Gardens, Nottingham, Nottinghamshire, NG5 9JJ

Contact your local branch today for more information on this property:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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